

2017 ENGLEWOOD ISLES PARKWAY REPORT

Capital Projects

SIGNAGE, ELECTRICAL, WELL & IRRIGATION SYSTEM INFORMATION

Critical Issues

Although much work has been completed, there are still critical issues to be considered for the immediate and long term functionality of the front wing walls, lighting, the wells and irrigation system on Englewood Isles Parkway.

It is important to provide and fully fund the Capital Improvement Plan/Well Contingency Fund to prepare for major equipment repair, pump replacement and the potential necessity of drilling a new east well. Long term planning needs to start now. The Parkway Board must address many of the issues that have been placed 'on hold' due to budget constraints.

West Well

The new west well was drilled in 2008 to replace the original well drilled in 1987. That well went dry and the result was easily noticeable....many plants and palms that had been recently planted on the Parkway died. The Parkway Board had to wait over a year in order to budget/appropriate funding for the drilling of a new well.

Currently, the west well is working satisfactorily. This well has 6 zones covering three islands; Zone 1 begins at Dover Drive and the successive zones continue eastbound on the Parkway. Each zone is on for 30 minutes to 45 minutes depending on the time of year on Monday and Thursday.

In the Spring 2015, the well had certain components replaced and repaired. A new timer box with battery back-up was installed. A rain sensor, per county code, was installed. The pressure tank was leveled on the concrete pad. And, the well filter was replaced. In March, a yearly service agreement was entered into (bi-monthly) to ensure that all well components were maintained and the filter cleaned of sand. The well appears to have a 5hp pump. The pressure is adequate and the irrigation system, each spray nozzle, has good coverage.

As with all equipment exposed to the elements, the metal pressure tank and pressure valve will have a pretty short life span in comparison to the actual well itself. Bi-monthly inspection will insure that any corrosion can be mitigated or replacement parts installed prior to system failure. Regular scheduled maintenance assists in maintaining optimum irrigation system efficiency.

East Well

The east well should be watched carefully as it has some critical issues. It is the original 1987 well. It was stuck by lightening (not directly) several years ago. While replacing the well pump, the well cylinder itself had to be reamed and cleaned before a new well pump could be installed. It is not unusual for a well cylinder to corrode with rust and water minerals making it very difficult or even impossible to remove a broken pump. Often, while trying to extricate a pump, it will break off and be lost in the well. There are two options, try to ram the pump down in the well and hopefully the well will continue to work; or drill a new well. More likely, with a deep well, you will be drilling a new well. This scenario could easily happen to this well since we have already experienced severe corrosion. The potential for another lightning strike is a real concern. Well insurance is not available.

Currently, the east well is working satisfactorily. This well has 7 zones covering the remainder of the Parkway. Zone 1 begins at the (formerly known as) Bismark Island and the successive zones continue westbound on the Parkway. The Zones 1-6 runs for 30 minutes to 45 minutes depending on the time of the year on Tuesday and Friday. Zone 7 runs for 4 hours to water the 6 zones at the entry way to the development. Zone 7 has it's own timer box located next to the flag pole. Each zone runs 45 minutes on Tuesday and Friday.

In the Spring of 2015, the well had certain components replaced and repaired. A new timer box with battery back-up was installed. A rain sensor, per county code, was installed; the pvc piping was re-plumbed to standardize the size of pipe; the leaking pressure valve was replaced and the pressure tank was replaced and leveled. The exposed conduit was fixed. And, a new well filter was installed. A new timer box with battery back-up replaced the timer box at the entry to the development. A rain sensor was not needed for this timer box. It appears that this has a 5hp pump. The pressure is adequate and the irrigation system, each spray nozzle, has good coverage.

As with the west well, bi-monthly inspection is necessary to ensure that the system is maintained at optimum efficiency. Also remember, this well's irrigation system crosses two bridges.

The low voltage wiring is of great concern for the entire east well irrigation system. There have been several repairs to the relay boxes & wiring near the bridge. At one time, the low voltage wiring ran under the east bound lane parallel to the irrigation pipe. In a cheap repair, the low voltage wiring now runs down the bridge wall; runs parallel to the water and then back up the bridge wall to the center island. Although the wiring is encased in pvc pipe, there is very good potential for failure and if so, a boat would be necessary to repair/replace the wiring in this particular area. This should be a priority to fix.

Other

One should also recognize that the low voltage wiring, many of the relays/solenoids are original and will need to be replaced as necessary; as is current practice. Spray nozzles and sprinkler heads are regularly replaced.

One should also remember that the pvc piping and connections are over 25 years old and have seen many types of repair (both good and bad) from many people over the years.

The mini-power surges that our development experiences has had an effect on front timer boxes. The timer mother boards on two timers have blown and were not usable. Both timers had to be replaced. The breaker for the front timer box has blown on at least one occasion and had to be re-set for the front 1-6 zones to work. I anticipate that this will be a constant issue and volunteers need to be aware to check breakers.

Breaks in the pvc pipe and water pressure problems at the entry way were probably due to maintenance trucks from FPL and Comcast trucks parking and driving on the grass area. The problems were discovered & repaired by volunteers this spring.

The standardization of timer boxes makes it significantly easier for volunteers to use and to program. The most specialized feature of the timer box allows volunteers or contractors to easily locate the relay boxes for repair. There are at least 18 relay boxes (unmarked) in the ½ mile long Parkway of 9 islands, waterways and bridges

The final concern is that the east well pump runs twice as long as the west well pump; 6-8 hours per watering cycle. It does double duty and the pump itself may need to be replaced much sooner than anticipated.

Signage

There are two areas of concern with the signs for the Englewood Isles neighborhood.

The first is the sign located at Englewood Isles Parkway and Dover Drive North and South. It appears to be an original; sand blasted wood sign with pressure treated, double posts. Both posts were rotting at the mulch line and volunteers stabilized them with metal supports in 2012. The sign and sign posts were also painted at the same time. Although this sign was 'spruced up' this was a temporary fix. Attention needs to be given to this sign as the metal supports are now rusting and both sign posts should be inspected to determine stability.

Serious consideration should be given to replacing this sign.

The entryway signage to the development has undergone several cosmetic updates. Both north and south side walls were power washed and painted in November 2015. Lettering, "A Deed Restricted Community" was installed on both walls by volunteers in the summer of 2014. Although cosmetically both walls look nice as you drive into the neighborhood, there are several issues to address.

The lettering, 'Englewood Isles', needs to be replaced. This lettering has reached the end of its lifespan and with closer inspection, the letters are cracked, discolored by multiple coats of paint and the anchors of each letter to the wall itself are rusting. Additional problems exist with the stucco coating on the walls, the decorator fencing, the wood medallions (receiving too much irrigation water) and the four spot lights require constant attention from volunteers and electricians.

A plan needs to be developed to address all of these issues to update the entire entryway to the Englewood Isles development.

Lighting & Electric

There are two light poles on the north and south side of the Rt. 776 entryway. These two poles are connected to the timer box, but they both have a photo-eye as well. The photo-eyes were replaced in 2014.

The two electric panel boxes for the entry wall light timer boxes and well timer box have been replaced, one in 2015 the other 2016.

The electric receptacles on both wing walls were replaced in early 2017. However, the 'up' lighting in the Oak Island trees needs to be inspected and replaced. These light fixtures have met the end of their life span. It is only partially functional and if replaced, it would allow for a really dramatic affect to our entryway.

Volunteers

Volunteers have saved, the Englewood Parkway Association and Englewood homeowners, thousands of dollars in maintenance & repair costs. The Parkway Volunteers have contributed hundreds of man hours to the maintenance of our electrical & irrigation systems as well as grounds plantings & maintenance. **Prepared March 2017**